

El Sobrante Municipal Advisory Council

**3769 B San Pablo Dam Road, ES, 94803 - Meetings 2nd Wednesday of the Month
7:00 P.M. El Sobrante Library 4191 Appian Way, El Sobrante**

The ESMAC is an Advisory Body to the Board of Supervisors

Chair: Tom Owens, Vice Chair: George Cleveland, Secretary: Sharon Thygesen, Treasurer: Mark Porter, Members at-Large: James Hermann, Kylan Patterson Sr., Barbara Pendergrass, Alternates: Mike Daley

The El Sobrante Municipal Advisory Council (ESMAC), or subcommittees of the ESMAC will provide reasonable accommodation, for persons with disabilities planning to attend ESMAC meetings or ESMAC subcommittee meetings who contact the chair, Tom Owens at least 24 hours before the meeting. Phone Number 510 758-2889.

Printed agendas are available for review at the El Sobrante Library and the Sheriff's Annex.
Electronic copies are available for download at www.cocobos.org/gioia/elsobrantemac.

AGENDA for Wednesday, November 12, 2014

Pledge of Allegiance

Call to Order/Welcome

Approval of Minutes and Agenda * items have minutes included

***June 11, 2014**

***September 10, 2014**

***October 9, 2014**

Treasurer's Report

Introductions of Speakers/ Guests/ Topics(P)

P.1 Presentation by Lt. D.J. Watt, Bay Station Commander.

Questions- limit 2 minutes per speaker

P.2 Presentation by Officer John Pruitt, California Highway Patrol

Questions- limit 2 minutes per speaker

P.3 Presentation by Charla Sullivan, East Bay Municipal Utility District, projects affecting El Sobrante

Questions- limit 2 minutes per speaker

P.4 Presentation by Contra Costa County Fire Battalion Chief, Bob Atlas
Questions- limit 2 minutes per speaker

P.5 Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report
Questions – limit 2 minutes per speaker

Public Comment - for items not on the agenda: limit 2 minutes per speaker

Consent Calendar(CC): The Council will consider this item approved unless requested to be discussed:
CC.1 Reimburse Barbara Pendergrass \$209.93 for expenses from the El Sobrante Chamber of Commerce Mixer that the ESMAC hosted. (See 10.8)

Discussions Items(DI) - The Council will consider and take action on the following:

DI.1 Development Plan Applications, Variance Reports, Building Modification Requests, Appeals etc., received in the previous month from the Contra Costa County Conservation and Development Department
Questions – limit 2 minutes per speaker

Short Discussion Items-

SDI.1 Report from El Sobrante Valley Planning and Zoning Advisory Committee Member-Barbara Pendergrass

Questions – Limit 2 minutes per speaker

SDI.2 Decide on Business Cards and Name tags design and costs, approve money to purchase them.
Questions – Limit 2 minutes per speaker

Information Items-

10.1 CDDDCD (Zoning) October 6, 2014 agenda

10.2 CDDDCD (Zoning) October 14, 2014 Agenda

10.3 CDDDCD (Zoning) October 20, 2014 Agenda

10.4 CDDDCD (Zoning) October 28, 2014 Notice of public hearing

10.5 CDDDCD (Zoning) November 3, 2014 Agenda

10.6 CDDDCD (Zoning) November 4, 2014 Notice of public hearing*

10.7 LAFCO Agenda, November 12, 2014

10.8 Receipts from Barbara Pendergrass

10.9 Salvation Army Thanksgiving Flyer

Sub Committee Reports

11.1 ESMAC Land Use- (?), Tom, George

11.2 ESMAC Safety- James, (?)

11.3 ESMAC Education Programs/ Out Reach- Sharon, Mark, El Sobrante Cleanup Day,

October 4, 2014

11.4 ESMAC By Laws- Chair Tom, member Joseph

New Business

12.1

Public Comment -for items not on the agenda

limit 2 minutes per speaker

Announcements

Agenda Items/ Speakers for Up Coming ESMAC Meetings

Helen Dickson to speak Dec. 10, 2014 re: Health of our creeks

Adjournment

El Sobrante Municipal Advisory Council (ESMAC)

Meetings are on the 2nd Wednesday of every month at 7:00 p.m. at the El Sobrante Library 4191 Appian Way, El Sobrante

Mailing Address – 3769 B San Pablo Dam Road, El Sobrante, 94803

The ESMAC is an advisory body to the Board of Supervisors

Chair – *Vacant*, Vice-Chair – Tom Owens, Secretary – Sharon Thygesen, Treasurer – George Cleveland, At-Large Members – James Hermann, Joseph Camacho, Mark Porter

Draft Minutes for Wednesday, June 11, 2014

Pledge of Allegiance lead by Sharon Thygesen

Call to Order (Roll Call)

Present: Tom Owens, Sharon Thygesen, George Cleveland and Mark Porter

Excused: Joseph Camacho

Not Excused: James Hermann

Welcome

Treasurer's Report - None

Introduction of speakers/ guests/ topics

Presentations

P.1 Presentation by Lt. D.J. Watt, Bay Station Commander, Crime Report

P.2 Presentation by Officer John Pruitt, California Highway Patrol

P.4 Presentation by Contra Costa County Fire Battalion Chief, Lon Goetsch

P.5 Presentation by Rob Ham, Contra Costa Red Cross External Relations Team

P.6 Presentation by James Lyons, District Coordinator for Supervisor John

Gioia, monthly report

Discussions Items – The council will consider and take action on the following:

DI.1 – Review revised plans submitted by Wild and Radish LLC to the Department of Conservation and Development.

Tom to write letter to Contra Costa County regarding issues identified with Wild and Radish project.

Sharon Thygesen (M), George Cleveland (S)

Yes: Mark Porter, Tom Owens, George Cleveland and Sharon Thygesen

No: None
Carried

DI.2 – Review request to modify existing land use permit of an existing telecommunications facility approve under LP08-2018, to add a hydrogen fuel cell backup system and associated equipment.

Short Discussion Items

SDI.1 Report from El Sobrante Valley Planning and Zoning Advisory Committee, Co- Chair, Eleanor Loynd

Information Items

10.1 – El Sobrante Valley Planning and Zoning Advisory Committee agenda from May 8, 2014

10.2 – Letter from Sheriff Livingston to ESMAC Chair.

10.3 – Spawners April 2014 newsletter

10.4 – El Sobrante parklet community stakeholder meeting notes

Sub Committee Reports

11.1 – ESMAC Land Use – Tom Owens, George Cleveland

11.2 – ESMAC Safety – Joseph Camacho

11.3 – ESMAC Education Programs/ Outreach – Sharon Thygesen and Mark Porter

New Business

Elect new Chair of the ESMAC

Sharon Thygesen nominated Tom Owens, second by George Cleveland

Yes: Mark Porter, George Cleveland, Tom Owens and Sharon Thygesen

No: None

Carried

Elect new Vice Chair of the ESMAC

George Cleveland nominated George Cleveland, second by Mark Porter

Yes: Mark Porter, George Cleveland, Tom Owens and Sharon Thygesen

No: None

Carried

Elect new Treasurer of the ESMAC

Sharon Thygesen nominated Mark Porter, second by George Cleveland

Yes: Mark Porter, George Cleveland, Tom Owens and Sharon Thygesen

No: None

Carried

Public Comment - for items not on the agenda

None

Motion to adjourn made by Sharon Thygesen, second by George Cleveland

Yes: Mark Porter, George Cleveland, Tom Owens and Sharon Thygesen

No: None

Carried

Adjourned at 9:07

El Sobrante Municipal Advisory Council

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7:00 P.M. El Sobrante Library 4191 Appian Way, El Sobrante**

The ESMAC is an Advisory Body to the Board of Supervisors

Present: Chair: Tom Owens, Secretary: Sharon Thygesen, Treasurer: Mark Porter, Member at-Large: Kylan Patterson Sr.

Excused Absence: Vice Chair: George Cleveland, Member at-Large: James Hermann,

Draft Minutes for Wednesday, September 10, 2014

Pledge of Allegiance lead by Sharon Thygesen

7:02 P.M. Call to Order/Welcome by Chair Tom Owens

Roll Call by Secretary Sharon Thygesen

Approval of Minutes

May 14, 2014 Draft Minutes

Motion – Tom Owens, Second – Sharon Thygesen

Yes: Tom Owens, Sharon Thygesen, Mark Porter, Kylan Patterson Sr.

No: None

Carried

Treasurer's Report – Balance \$4327.00

P.1 Presentation by Lt. D. J. Watt, Bay Station Commander.

P.2 Presentation by Officer John Pruitt, California Highway Patrol

P.3 Presentation by Charla Sullivan, East Bay Municipal Utility District, projects affecting El Sobrante

P.4 Presentation by Contra Costa County Fire Battalion Chief, Bob Atlas

P.5 Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report

P.6 Presentation by Valerie Cuevas, Candidate for WCCUSD board

Public Comment - for items not on the agenda

2 speakers

Discussions Items - The Council will consider and take action on the following:

DI.1 - No Applications received this month

DI.2 Motion for Chair to write letter to in support of the study of the county ordinance regarding allowing chickens in areas zoned residential.

Motion – Sharon Thygesen, Second – Mark Porter

Yes: Tom Owens, Sharon Thygesen, Mark Porter, Kylan Patterson Sr.

No: None

Carried

DI.3 ESMAC to discuss using up to \$250 out of the MAC account for food for the El Sobrante Clean Up Day on Oct 4, 2014.

Motion – Sharon Thygesen, Second – Tom Owens

Yes: Tom Owens, Sharon Thygesen, Mark Porter, Kylan Patterson Sr.

No: None

Carried

DI.4 ESMAC to discuss using up to \$350 out of the MAC account for food for the hosting of Chamber mixer in Oct. 2014

Motion – Sharon Thygesen, Second –Mark Porter

Yes: Tom Owens, Sharon Thygesen, Mark Porter, Kylan Patterson Sr.

No: None

Carried

Short Discussion Items-

None

Information Items-

10.1 LAFCO Agenda, August 13,2014

10.2 Letter from Melinda Thomas

Sub Committee Reports

None

New Business

None

Public Comment -for items not on the agenda

None

Adjournment - 9:57

Motion – Sharon Thygesen, Second –Mark Porter

Yes: Tom Owens, Sharon Thygesen, Mark Porter, Kylan Patterson Sr.

No: None
Carried

Respectfully submitted by Sharon Thygesen, Secretary El Sobrante MAC.

El Sobrante Municipal Advisory Council

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The ESMAC is an Advisory Body to the Board of Supervisors

Present: Chair: Tom Owens, Vice Chair: George Cleveland, Secretary: Sharon Thygesen, Treasurer: Mark Porter, Member at-Large: Barbara Pendergrass

Excused Absence: Members at-Large: James Hermann, Kylan Patterson Sr.,

Draft Minutes for Wednesday, October 8, 2014

Pledge of Allegiance lead by George Cleveland

Call to Order/Welcome by Tom Owens

Roll Call by Sharon Thygesen

P.1 Presentation by Lt. D.J. Watt, Bay Station Commander

P.5 Presentation by James Lyons, District Coordinator for Supervisor John Gioia, monthly report

Public Comment

6 speakers

Discussions Items(DI) - The Council will consider and take action on the following:

DI. - No Applications received this month

Short Discussion Items-

SDI.1 – Eleanor Loynd will be moving and resigned from the committees. Election will be held on 10/9/14 for her replacement.

Information Items-

10.1 LAFCO Agenda, October 8, 2014

10.2 Notice of WCCIWM October 9, 2014

10.3 CCCDCD proposed negative declaration September 15. 2014

10.4 CDDDCD ZONING agenda September 23, 2014

10.5 CDDDCD ZONING agenda September 23, 2014

Sub Committee Reports

11.3 ESMAC Education Programs/ Out Reach- Report on El Sobrante Day Clean Up. The Clean up day was very successful. We filled 2 bins with garbage, almost filled the green waste bin and collected quite a bit of metal. The MAC recognized the hard work by all the volunteers, and especially of Eddy Guerra. He took his truck around El Sobrante and picked up large pieces of furniture that had been illegally dumped. The Clean Up day next year will be the 1st Saturday in October (10/3/15)

New Business

James Lyons is provided sample badges for the MAC member to choose what style of badge they would like. The MAC selected the black background with white lettering

Public Comment -for items not on the agenda

1 speaker

Announcements

None

Adjournment - 8:47

Motion – Barbara Pendergrass, Second – George Cleveland

Yes: Tom Owens, Sharon Thygesen, Barbara Pendergrass, George Cleveland.

No: None

Carried

Respectfully submitted by Sharon Thygesen, Secretary El Sobrante MAC.

CONTRA COSTA COUNTY ZONING ADMINISTRATOR
 MONDAY, OCTOBER 6, 2014
 30MUIRROAD MARTINEZ,
 CA 94553

1:30 P.M.

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS:

DEVELOPMENT PLAN: CONTINUED PUBLIC HEARING

2. LAURA ANDERSON (Applicant & Owner), County File #DP14-3007: This is a request for approval of a design review development plan to legalize the as-built construction on a single-family residence. The work that was completed includes a 190 square-foot first floor rear addition, addition of two bay windows, two new skylights, the expansion of an existing roof terrace above the first floor addition, and the expansion of the covered front porch. The property is located at 2631 Danville Boulevard in the Alamo area. (Zoning: R-20, Single-Family Residential District) (Parcel Number: 188-370-007) (Continued from 09/15/14 TM) CYL
Staff Report

VARIANCE: CONTINUED PUBLIC HEARING

3. SAIKLEY ARCHITECTS (Applicant)- YANGCHEN CHAGZOETSANG (Owner), County File #VR14- 1028: This is a continued public hearing from September 15, 2014. The applicant is requesting approval of a Variance Permit to allow a 0 foot front yard setback (where 20 feet is required), a 5 foot rear yard setback (where 15 feet is required) for a new 2975 square foot two-story residence. Option B, requesting approval of a Variance Permit to allow a 5 foot front yard setback (where 20 feet is required), and a 5 foot rear yard setback (where 15 feet is required) for a new 2850 square foot two-story residence. The parcel is a 2,713 Substandard lot. The application includes a small Lot Design Review for the purpose of determining compatibility with the neighborhood in terms of size, location, height, and design of the proposed project. The subject property is a vacant lot located at 5961 Monterey Avenue in the unincorporated Richmond area. (Zoning: R-6, Single Family Residential District) (Parcel Number: 418-111-051) (Continued from 09/15/14 LC) LV
Staff Report
4. GREG CHRISTENSEN (Applicant & Owner), County File #VR13-1029: The applicant is requesting approval of a variance to allow a 1-foot, 6-inch side yard setback, where a 15-foot minimum is required, to rebuild a garage/carport as a 660 square foot attached garage. The subject property is located at 201 Castle Hill Ranch Road, in the unincorporated Walnut Creek area. (Zoning: R-20, Single Family Residential District) (Parcel Number: 188-150-010) (Continued from 09/15/14 TM) SYG

Staff Report

LAND USE PERMIT: PUBLIC HEARING

5. PANERA. LLC (Applicant) – 230 ALAMO PLAZA. LLC (Owner), County File #LP14-2027: The applicant

requests approval of a Land Use Permit / Development Plan to establish a Panera Bread Bakery Cafe in a vacant commercial space in the Alamo Plaza Shopping Center. The cafe would include approximately 71 interior seats plus an additional 24 seats under a covered patio area. The application includes a variance from the parking required under the Contra Costa County Code for the Alamo Plaza Shopping Center, and a variance from the maximum allowable height of an accessory sign identifying the business in the S2 District. The subject site is located at 215A Alamo Plaza in the Alamo area in unincorporated Contra Costa County. (Zoning: Retail Business, R-B; Sign Control Combining District, S2) (Assessor's Parcel Number: 191-180-012) SM StaffReport

6. MISAKO HILL (Applicant) - ROBERT AND CHELSEA BONAVIDO (Owner), County File #LP14-2034: The applicant requests approval of a modification to County File #LP00-2029 to allow the modification of an existing Sprint wireless telecommunications facility. The proposed project consists of 1) installation of two new panel antennas on an existing antenna mast; 2) installation of two new remote radio units (RRU) on proposed antennas; 3) installation of a new equipment cabinet for future expansion; and 4) installation of electrical components within an existing equipment cabinet. The subject property is identified as 7405 Camino Tassajara in the unincorporated San Ramon area. (Zoning: A-80, Exclusive Agricultural District) (Parcel Number: 205-050-010) SFT StaffReport
7. SPRINT PCS (Applicant)- JOHN MUIR MEDICAL CENTER (Owner), County File #LP14-2037: The applicant is requesting approval of a land use permit with a development plan to renew and modify an existing rooftop Sprint wireless telecommunications facility that was approved under Development Plan Permit #DP02-3044. The modifications to the existing facility include the installation of three new antennas, the addition of three new Remote Radio Head (RRH) units, the relocation of three existing antennas, the removal and replacement of three existing Fiberglass Reinforced Panel (FRP) cupolas with three larger FRP cupolas, and the addition of associated components within the existing equipment cabinets. The property is located at 1400 Treat Boulevard in the Walnut Creek area (Zoning: P-1, Planned Unit Development) (Parcel Number: 172-031-022) CYL StaffReport
8. JEREMY NEWBERRY (Applicant & Owner), County File #LP14-2020: The applicant is requesting approval of a land use permit to modify County File #LP12-2005 for the purpose of constructing a permanent structure, approximately 4,000 square feet in size, to serve as a reception building for the existing winery in place of the previously approved temporary tent structure of approximately the same size. The property is located at 2525 Sunset Road in Knightsen. (Zoning: A-3, Heavy Agricultural District) (Parcel Number: 015-090-055) DCB StaffReport

DEVELOPMENT PLAN: PUBLIC
HEARING

9. MICHAEL GARIG (Applicant & Owner), County File #DP14-3021: The applicant requests approval of a Development Plan to allow the excavation into 683 square feet of new living space within an existing single-family residence, for a total of 3,318 square feet of gross floor area. This application also includes a variance to allow a 4-foot side yard setback (where 5 feet is the required minimum) for the reconfiguration of the front entryway. The subject property is located at 225 Columbia Avenue in Kensington. [Zoning: Single-Family Residential District (R-6), Tree Obstruction of Views Combining District (-TOV), Kensington Combining District (-K); Assessor's Parcel Number: 570-180-024] (Continued from 09/15/14 TM) DCB StaffReport

VARIANCE: PUBLIC
HEARING

10. AHMAD RASSAI (Applicant and Owner), County File #VR14-1021: The applicant is requesting approval of a variance to allow a front yard setback of 3 feet, where 25 feet is required, to construct a new

raised entry pathway for a new residence. The applicant also requests approval of a tree permit to remove (3) code-protected trees (21 to 27 inches in diameter), and work within the drip lines of (3) code-protected trees (6 to 10 inches in diameter). The property is located at 200 Sydney Drive in Alamo. (Zoning: R-20, Single Family Residential) (Parcel Number: 188-412-014) SYG StaffReport

COMPLIANCE REVIEW: PUBLIC
HEARING

11. RAGWINDER SANDHU (Applicant) – RONALD JEHA (Owner), County File #CV14-0098: The applicant requests approval of a Compliance Review pursuant to Condition of Approval #13 of Land Use Permit LP03-2057, to re-establish Alcohol Beverage Sales within an existing food mart under a Type 21 Off-Sale General License from the California Department of Alcoholic Beverage Control. The subject site is located at 3800 San Pablo Dam Road, at the southeast corner of the intersection of San Pablo Dam Road and Rillcrest Road in the El Sobrante area in unincorporated Contra Costa County. (Zoning: P-1, Planned Unit) (Parcel Numbers: 420-150-013, 420-150-023, 420-150-022) SM StaffReport
PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 20, 2014. **PLEASE BE AWARE OF THE MEETING LOCATION. 30 MUIR ROAD, MARTINEZ, CA.**

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7792 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to the Zoning Administrator less than 72 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours.

Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.

COUNTY PLANNING
COMMISSION CONTRA COSTA COUNTY
TUESDAY, OCTOBER 14, 2014
30 MUFFIN ROAD
MARTINEZ, CALIFORNIA 94553

CHAIR:

VICE-CHAIR: COMMISSIONERS:

Don Snyder

Duane Steele

Richard Clark., Marvin Terrell, Doug Stewart, Jeffrey Wright, Rand Swenson

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

No new items involving the opportunity for public hearing will be considered by the Commission after 10:00 P.M. unless specifically authorized by a unanimous vote of the Commission present. The Commission will adjourn at 10:30 P.M. unless there is a unanimous consent to continue. Items not heard may be rescheduled to the next meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in County Planning Commission meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

******7:00P.M.******

1. PUBLIC COMMENTS:

SUBDIVISION AND DEVELOPMENT PLAN: PUBLIC HEARING

2. MOHAMMAD AHMADIER (Applicant) - MOHAMMAD & ZARIN AHMADIER (Owners), County File #SD06-9100 and #DP06-3014: This is a request for a three-year extension of the vesting tentative map approval for the "Village at Pacheco" subdivision. The residential development involves the subdivision of two parcels totaling 1.56-acres into 32 townhomes with variances to be developed in accordance with the approved Final Development Plan #DP06-3014, the removal of 19 trees, and the establishment of an open lawn pocket park. The subject property is located at 3838 and 3845 Pacheco Boulevard in the Martinez area. (Zoning: Multiple-Family Residential District, M-29; Assessor's Parcel Number: 380-220-010 & 380-220-044) CYL Staff Reoort

REZONING AND DEVELOPMENT PLAN: PUBLIC HEARING

3. HERAND DER SARKISSIAN (Applicant) - HEIDI AND CHRISTINA KÜHLER (Owners), County Files #RZ12-3221 and DP12-3017: The proposed project is to rezone the subject property from Single-Family Residential Zoning District, R-15 to Planned Unit District, P-1 to establish a 14-unit apartment complex. The proposed project also involves the removal of 19 trees (ranging in size from 5.5 inches to 72 inches in diameter) and work within the drip line of 21 trees (ranging in size from 15 inches to 40 inches in diameter) for the demolition of the existing residence and accessory buildings, and construction of the apartment complex. Variance requests to allow three guest parking spaces on Dei Hombre Lane (where four spaces are required) and to allow a 0.53 acre property to be rezoned to P-1 (where a minimum of 5 acres is required for residential uses) are included in the project. A 20-foot wide driveway access is proposed through the middle of the property. The proposed project also includes frontage improvements on Dei Hombre Lane and replacement of the existing 15-inch storm drain in Dei Hombre with a larger 18-inch line from the project site northerly to Las Juntas way (approx. 315 feet). All of the work anticipated would be within the existing road right-of-way. The subject property is located 3010 Dei Hombre Lane in the unincorporated area of Walnut Creek. (Zoning: Single-Family Residential, R-15) (APN: 148-170-001) JRC Staff Reoort

ZONING TEXT AMENDMENT: CONTINUED PUBLIC HEARING

4. COUNTY FILE #ZT09-0004: A hearing on a proposal by the Department of Conservation and Development to amend the

County Zoning Code to allow for the establishment of emergency shelters and single-room occupancy (SRO) facilities within specific zoning districts. The proposed amendments would bring the County Zoning Code into conformance with the 2009 Housing Element Update and would bring the zoning code into conformance with the provisions of California Government Code Section 65583 as amended by SB2 in 2007. The proposed amendments to the Zoning Code include:

- Modifying the Commercial (C) Zoning District to identify emergency shelters as a permitted use;
- Modifying the Retail-Business (R-B) and Planned Unit District (P-1) zoning districts to identify Single-Room Occupancy (SRO) facilities as a permitted use;
- Adoption of an Emergency Shelter Ordinance establishing application, development and operational standards for the establishment of emergency shelters (Chapter 82-46);
- Adoption of a Single Room Occupancy (SRO) Ordinance establishing development and operational standards for the establishment of single room occupancy facilities (Chapter 82-48); and
- Adoption of definitions for "Emergency Shelter" and "Single Room Occupancy (SRO)".

CEQA: The County Planning Commission will consider a recommendation for adoption of a Negative Declaration by the County Board of Supervisors.

5. STAFF REPORT:

6. COMMISSIONERS' COMMENTS:

7. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON TUESDAY, OCTOBER 28, 2014.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7205 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to a majority of members of the County Planning Commission less than 72 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours.

Information about this hearing may be obtained online from the Contra Costa County website at <http://www.co.contra-costa.ca.us> under the Department of Conservation & Development's homepage, Commission and Committees and County Planning Commission. Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.

10.3

CONTRA COSTA COUNTY ZONING ADMINISTRATOR MONDAY,
OCTOBER 20, 2014
30 MUIR ROAD MARTINEZ, CA
94553

1:30 P.M.

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS:

LAND USE PERMIT: PUBLIC HEARING

2. BHINDER SANDHU (Applicant) - ROBERT DARROW CASE & BARBARA DOWNING CASE FAMILY TRUST (Owners), County File #LP14-2022: The applicant is requesting approval of a land use permit to re-establish the sale of beer, wine, and hard liquor at an existing convenience store due to the discontinuation of alcohol sales for more than 120 days and the expiration of an alcohol sales license that was issued by the California Alcoholic Beverage Control. The property is located at 2300 Martinez Avenue in Martinez. (Zoning: Retail Business, R-B; Parcel Numbers: 375-022-005 & 375-022-006) CYL Staff Report

DEVELOPMENT PLAN: PUBLIC HEARING

3. CLYDE MILES CONSTRUCTION (Applicant) - NORTOM CORPORATION (Owner), County File #DP13-3036: The applicant is requesting approval of a Development Plan to consider the following: 1) an architectural design review pursuant to Condition of Approval #II.B of amended Final Development Plan DPOI-3061, for a new single family residence; 2) arequest to approve a modification to Condition of Approval #II.C for a patio that measures up to 3 feet, where patios no higher than 18 inches are allowed outside of the building envelope; 3) arequest to approve a modification to Condition of Approval #II.E.3 for retaining walls measuring up to 4.5 feet, where retaining walls no higher than 3 feet are allowed outside of the building envelope; 4) arequest to approve a modification to Condition of Approval #II.G, to locate the building within the drip line of one tree; and 5) arequest to approve a tree permit to remove one Valley Oak, (25 inches diameter) and work within the drip line of three Valley Oaks (20 to 33 inches diameter), to accommodate construction. The property is located at 454 Legacy Drive in the incorporated Alamo area. (Zoning: Planned Unit District, P-1) (Parcel Number: 193-010-032) SYG Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, NOVEMBER 3, 2014. PLEASE BE AWARE OF THE MEETING LOCATION, 30 MUIR ROAD, MARTINEZ, CA.

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NOTICE OF A PUBLIC HEARING

You are hereby notified that on **TUESDAY, OCTOBER 28, 2014** at 7:00 p.m. in the Hearing Room at the Department of Conservation and Development, 30 Muir Road, Martinez, California, the Contra Costa County Planning Commission will consider the following GENERAL PLAN AMENDMENT:

**2014 Housing Element Update (2015-2023). Contra Costa County
General Plan, 2005-2020 (County File: GP#14-0001)**

Pursuant to Senate Bill 375 (Statutes of 2008, Chapter 728) Contra Costa County has prepared a draft update to the Housing Element in the Contra Costa County General Plan, 2005-2020, for an eight-year period from 2015 to 2023. The current Housing Element was adopted by the Board of Supervisors on July 21, 2009. The 2014 Housing Element Update identifies and analyzes the existing and projected housing needs for population groups within the unincorporated area of Contra Costa County based on a new Regional Housing Needs Allocation (RHNA) issued by the Association of Bay Area Governments in accordance with SB 375. It provides a statement of goals, policies and quantified objectives for the 8-year period covered by the update, and it documents programs for the preservation, improvement, and development of housing within the unincorporated area. The Housing Element is mandated under California Government Code Section 65580 and it is subject to the review and certification for compliance with State housing element law by the California Department of Housing and Community Development.

The County Planning Commission will consider the draft 2014 Housing Element Update, as revised according to comments received from the California Department of Housing and Community Development and will be asked to make a recommendation to the Board of Supervisors on the draft Housing Element Update.

For purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), a Negative Declaration of Environmental Significance (no Environmental Impact Report

required) has been issued for this project.

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

For More Information

Documents associated with the 2014 Housing Element Update may be viewed online or downloaded from the following webpage created by the County for this project:

<http://www.contracosta.ca.gov/4720/Housing-Element-2014>

A staff report to the County Planning Commission on the 2014 Housing Element Update will be posted to this webpage preceding the October 28, 2014 public hearing.

For further details, contact the Contra Costa County Department of Conservation and Development, 30 Muir Road, Martinez, California, or Patrick Roche, Principal Planner, at 925-674-7807.

John Kopchik, Interim Director
Department of Conservation and Development

~ REVISED ~

CONTRA COSTA COUNTY ZONING
ADMINISTRATOR MONDAY, NOVEMBER 3,
2014
30 MUIRROA
D MARTINEZ,
CA 94553

***1:30
P.M.***

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS:

LAND USE PERMIT: PUBLIC HEARING

2. SPRINT C/O SAM SAVIG (Applicant) - TOM POWERS (Owner), County File #LP14-2049. The applicant requests approval of a land use permit to modify an existing wireless telecommunications facility that was originally approved under County File #LPOI-2037, and expired under LP11-2053. The applicant is proposing to upgrade the wireless telecommunication facility by relocating two existing antennas, adding two new antennas, adding two new remote radio head (RRH) units and upgrading the electrical components (4 junction cylinders and 4 new batteries) of an existing cabinet. The property is located at 6140 Alhambra Valley Road in the unincorporated Martinez area (Zoning: A-4, Agricultural Preserve District) (Parcel Number: 365-020-042) LV StaffReport

DEVELOPMENT PLAN: PUBLIC HEARING

3. JEAN AND STEVE JOHNSON (Applicants and Owners), County File #DP14-3031: The applicant is requesting approval of a Development Plan modification to allow an addition of 1,447 square feet of conditioned space consisting of 325 sq. ft. kitchen expansion and a 1,123 sq. ft. addition consisting of two bedrooms/ bathrooms, study and storage space. A 1,065 square foot addition of unconditioned space consisting of a veranda, courtyard entry and covered walkway. The future veranda and home addition are located on the adjacent vacant lot that is proposed to be merged with the lot of the primary residence. An application for a lot line adjustment to merge two lots into one has also been submitted and will be processed subsequent to the development plan modification. The subject property is located at 3990 Bolinas Place in the Discovery Bay area. (Zoning: P-1, Planned Development) (Parcel Numbers: 008-470-025 & 026). LV StaffReport
4. TOM WILSON (Applicant) - JACK MCGUIRE (Owner), County File # DP14-3036: The applicant is requesting approval of a Development Plan application to modify the Final Development Plan (DP3060-78) for the site in order to expand the existing commercial building by 4,800 square-feet. As proposed the addition will be 20 feet tall at its tallest point and located at the northeast corner of the lot. The additional square-footage will be used as vehicle storage for the

Harley Davidson dealership operating at the site. The project is located at 93 1st Avenue North in the Pacheco area (Zoning: General Commercial District) (Assessor's Parcel Number: 125-240-045)
FA StaffReport

***3:30
P.M.***

5. PUBLIC COMMENTS:

6. LAND USE PERMIT: CONTINUED PUBLIC HEARING

PHILLIPS 66 COMPANY (formerly CONOCOPHILLIPS) (Applicant & Owner), County File #LPOS-

2048: This is the second of three annual post-construction compliance hearings required for the Clean

Fuels Expansion Project (CFEP) at the Phillips 66 San Francisco (aka Rodeo) Refinery. The refinery is

located at 1380 San Pablo Avenue in the unincorporated community of Rodeo. (Zoning: Heavy Industrial; Parcel Numbers: 357-010-001, 357-300-005, 357-310-001, 358-030-034 TM)

(Continued from 07/21/14

TM) WRN StaffReport

DRAFT ENVIRONMENTAL IMPACT REPORT: PUBLIC HEARING

7. HALL EQUITIES GROUP (Applicant and Owner), SUFISM REORIENTED and BOULEVARD TERRACE OWNERS ASSOCIATION (Owners); County File Numbers GP13-0003, RZ13-3224, SD13-9359, DP13-3035: This is a hearing to accept comments on the adequacy of the draft environmental impact report (EIR) for the Saranap Village Mixed-Use Project. The applicant requests approval of a General Plan Amendment, Rezoning, Major Subdivision, and Final Development Plan to allow redevelopment of a portion of Boulevard Way into a mixed-use village containing 235 multiple-family residential units and approximately 43,500 square feet of neighborhood-oriented businesses and services. The project site is approximately 4.6 acres addressed as 1285, 1298, 1299, 1300, 1310, and 1326 Boulevard Way, and 1176 and 1180 Saranap Avenue, in the Saranap area. (Zoning: General Commercial (C), Retail Business (R-B), Neighborhood Business (N-B), Multiple-Family Residential High-Density (M-29), Planned Unit District (P-1)) {APNs: 184-010-035, 184-010-046, 184-450-025, 184-480-025, 185-370-010, 185-370-012, 185-370-018, 185-370-033) WRN StaffReport

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, NOVEMBER 17, 2014. PLEASE BE AWARE OF THE MEETING LOCATION. 30 MUIR ROAD, MARTINEZ, CA.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7792 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to the Zoning Administrator less than 72 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours.

Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30am. to 5:00p.m. Monday through Thursday and 7:30 am. to 4:00p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205

NOTICE OF A PUBLIC HEARING

You are hereby notified that on TUESDAY, NOVEMBER 4, 2014, at 9:00 A.M. at 651 Pine Street, Room 107, Martinez, California, the BOARD OF SUPERVISORS will consider a ZONING TEXT AMENDMENT described as follows:

COUNTY FILE #ZT09-0004: A hearing on a proposal by the Department of Conservation and Development to amend the County Zoning Code to allow for the establishment of emergency shelters and single-room occupancy (SRO) facilities within specific zoning districts. The proposed amendments would bring the County Zoning Code into conformance with the 2009 Housing Element Update and would bring the zoning code into conformance with the provisions of California Government Code Section 65583 as amended by SB2 in 2007. The proposed amendments to the Zoning Code include:

- Modifying the Commercial (C) Zoning District to identify emergency shelters as a permitted use;
- Modifying the Retail-Business (R-B) and Planned Unit District (P-1) zoning districts to identify Single-Room Occupancy (SRO) facilities as a permitted use;
- Adoption of an Emergency Shelter Ordinance establishing application, development and operational standards for the establishment of emergency shelters (Chapter 82-46);
- Adoption of a Single Room Occupancy (SRO) Ordinance establishing development and operational standards for the establishment of single room occupancy facilities (Chapter 82-48); and
- Adoption of definitions for "Emergency Shelter" and "Single Room Occupancy (SRO)".

Along with the proposed zoning text amendment, the Board of Supervisors will also consider adoption of a Negative Declaration which has been prepared for the proposed zoning text amendments.

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

For further details, contact the Contra Costa County Department of Conservation and Development, Community Development Division, 30 Muir Road, Martinez, California, or Ruben Hernandez at 925-674-7785.

John Kopchik, Interim Director
Department of Conservation and Development



CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
 651 Pine Street, Sixth Floor • Martinez, CA 94553-1229
 e-mail: LTexte@lafco.eccounty.us
 (925) 335-1094 • (925) 646-1228 FAX

NOTICE AND AGENDA FOR REGULAR MEETING

DATE/TIME: Wednesday, November 12, 2014, 1:30 PM

PLACE: Board of Supervisors Chambers
 651 Pine Street, Martinez, CA 94553

NOTICE IS HEREBY GIVEN that the Commission will hear and consider oral or written testimony presented by any affected agency or any interested person who wishes to appear. Proponents and opponents, or their representatives, are expected to attend the hearings. From time to time, the Chair may announce time limits and direct the focus of public comment for any given proposal.

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by LAFCO to a majority of the members of the Commission less than 72 hours prior to that meeting will be available for public inspection in the office at 651 Pine Street, Six Floor, Martinez, CA, during normal business hours as well as at the LAFCO meeting.

All matters listed under CONSENT ITEMS are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Commission or a member of the public prior to the time the Commission votes on the motion to adopt.

For agenda items not requiring a formal public hearing, the Chair will ask for public comments. For formal public hearings the Chair will announce the opening and closing of the public hearing.

If you wish to speak, please complete a speaker's card and approach the podium; speak clearly into the microphone, start by stating your name and address for the record.

Campaign Contribution Disclosure

If you are an applicant or an agent of an applicant on a matter to be heard by the Commission, and if you have made campaign contributions totaling \$250 or more to any Commissioner in the past 12 months, Government Code Section 84308 requires that you disclose the fact, either orally or in writing, for the official record of the proceedings.

Notice of Intent to Waive Protest Proceedings

In the case of a change of organization consisting of an annexation or detachment, or a reorganization consisting solely of annexations or detachments, or both, or the formation of a county service area, it is the intent of the Commission to waive subsequent protest and election proceedings provided that appropriate mailed notice has been given to landowners and registered voters within the affected territory pursuant to Gov. Code sections 56157 and 56663, and no written opposition from affected landowner or voters to the proposal is received before the conclusion of the commission proceedings on the proposal.

American Disabilities Act Compliance

LAFCO will provide reasonable accommodations for persons with disabilities planning to attend meetings who contact the LAFCO office at least 24 hours before the meeting, at 925-335-1094. An assistive listening device is available upon advance request.

As a courtesy, please silence your cell phones during the meeting.

NOVEMBER 12, 2014 CONTRA COSTA LAFCO AGENDA

1. Call to Order and Pledge of Allegiance
2. Roll Call
3. Adoption of Agenda
4. Public Comment Period (please observe a three-minute time limit):
Members of the public are invited to address the Commission regarding any item that is not scheduled for discussion as part of this Agenda. No action will be taken by the Commission at this meeting as a result of items presented at this time.
5. Approval of Minutes for the October 8, 2014 regular LAFCO meeting

SPHERE OF INFLUENCE/BOUNDARY CHANGES

6. ***LAFCO 13-04 –Bayo Vista Housing Authority Annexation to Rodeo Sanitary District (RSD)***
consider proposed annexation of the Bayo Vista Housing Authority and other properties to RSD. The area comprises 33.34+ acres located south of San Pablo Avenue at the northeastern edge of RSD's current service area. Also consider related actions under the California Environmental Quality Act.
Public Hearing

BUSINESS ITEMS

7. ***Award Contract – Second Round MSR/SOI Updates – Reclamation (Levee) Services*** - consider approving a contract with the recommended consultants
8. ***Contra Costa Special Districts Association (CCCSDA)*** – consider officially joining CCCSDA and including membership dues in the FY 2015-16 LAFCO budget
9. ***2015 LAFCO Meeting Schedule*** – approve the 2015 LAFCO meeting schedule
10. ***Highlights of 2014 Annual CALAFCO Conference*** – receive informational report

CORRESPONDENCE

11. Correspondence from Contra Costa County Employees' Retirement Association (CCCERA)
12. CCCERA Contribution Rates and Five-Year Projection

INFORMATIONAL ITEMS

13. Commissioner Comments and Announcements
14. Staff Announcements
 - CALAFCO Updates
 - Pending Projects
 - Newspaper Articles

ADJOURNMENT

Next regular LAFCO meeting – December 10, 2014 at 1:30 p.m.

LAFCO STAFF REPORTS AVAILABLE AT http://www.contracostalafco.org/meeting_archive.htm



RICHMOND, CA #482

4801 CENTRAL AVE.
RICHMOND, CA 94804
LW Q ET 90-102225
MEMBER #803331069000

E	188138	FRUITO50VTY	11.89
E	782796	KSWATER40PK	3.89
E	46900000000	CA REDEMP VA	2.00
E	29598	VEG TRAY	9.99
E	24533	CBS SAND PLT	29.99
E	43475	COOKIES 60CT	15.99
E	50683	FRUIT TRAY	8.99
E	24533	CBS SAND PLT	29.99
E	21611	TINNEYSWISS	29.99
E	107979	KS CHOC. BAG	14.99

TOTAL 157.71
VF American Express 157.71

XXXXXXXXXXXX
10/08/14 10:55
Serial: 008811
American Express Resp: AA
Trans ID#: 42814388000
Merchant ID 9948211

APPROVED - PURCHASE
AMOUNT: \$157.71

0482 014 0000000011 0038

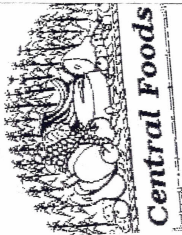
CHANGE .00

TOTAL NUMBER OF ITEMS SOLD = 9

Executive Members earn a 2% Reward annually up to \$750, or approximately \$3.15 on this purchase. They also get added benefits & larger discounts on Costco Services like Travel. See Membership for exclusions and details.

CASHIER: mona REG# 14
10/08/2014 10:55 0482 14 0038 11

CA TAXES PAID ON ANY TOBACCO PURCHASES
THANK YOU!
PLEASE COME AGAIN



4352 APTIAN WAY
EL SOBRANTE, CA 94803
510 223-4532

Sales Receipt

action #: 184732
Time: 3:56:11 PM
Register #: 2
ST: NIGUEL

Description

835072 BUCKLEY BAY ICE 7 LBS
2 @ \$1.69

Sub Total
California State Tax
Total
Cash Tendered
Change Cash



#1814732*
Thank you for shopping
CENTRAL FOODS
We hope you'll come back soon!

Barbara Pendergrew Total \$ 210.22
Mexico held on 10-8-14
Smart & Final.

The Smaller Faster Warehouse Store

*** Welcome To Our San Pablo Store # 568 ***

See Us On The WEB www.smartandfinal.com

Cashier: Wanda BST

DATE 10/03/14

TIME 11:28:08

FS Twirl Macaroni	6.59 F
FS Twirl Macaroni	6.59 F
FS O/F Potato Sala	6.49 F
FS O/F Potato Sala	6.49 F
20 LB ICE	3.99 FD
Classic Coke	4.99 FD
+REDEMPTION	.60
Dr Pepper	4.99 FD
+REDEMPTION	.60
Diet Coke	4.99 FD
+REDEMPTION	.60

SUBTOTAL 46.92
SALES TAX 1.92
TOTAL 48.84

Amex TENDER
Acct # *****1003
APPRVL CODE 5
Cas Ref# 81
CASH CHANGE .00

TOTAL NUMBER OF ITEMS THIS VISIT--> 8

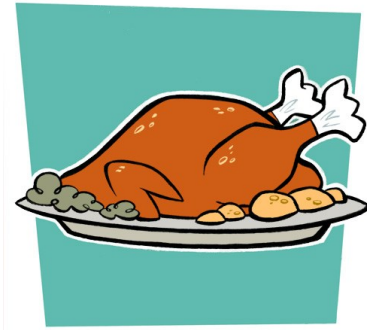
Smart & Final Store # 568
13110 San Pablo Ave.
San Pablo, CA 94805

DATE 10/08/14 TIME 11:31:49
Account # *****1003

Tender Type Credit
Reference # 1003
APPRVL CODE 5
Reason Code RM00
Trans # 114
Total 48.84
Cash back .00

11:29:10 OP# 133563 10/08/14
Term:2 Trans # 114 Store # 568

THANK YOU FOR SHOPPING
YOUR SAN PABLO SMART&FINAL
STORE MANAGER: JEFF BURRITT
1 (510) 233-1756



Make sure too sign up for
Thanksgiving Dinner!
Thanksgiving Dinner!
Thanksgiving Dinner!

Call the Salvation Army

510-262-0500

4600 Appian Way, El, Sobrante, CA

The dinner will be **2:00 to 4:00 pm** on Thanksgiving Day,
November 27. Please tell us if you are a vegetarian!
